

From: [REDACTED]
To: [Wales](#)
Subject: H6955/A/16/3160172-Planning Inspectorate
Date: 23 November 2016 10:31:14

TOWN & COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL
Conversion from Residential (C3) to (C4) House in Multiple Occupation
at 62 Alexandra Road, Wrexham
Planning Reference:P/2016/0754
PINS REF:3160172

Dear Sir/ Madam,

I wish to make representations re the above Appeal.

I am the Councillor for Grosvenor Ward in Wrexham. Grosvenor is one of the town centre wards and has the highest number of HMO's. The area has a high proportion of rented properties and, also being in the town centre, a significant number of older terraced properties.

In recent years the proliferation of HMO's has adversely impacted on my community. In numerous cases properties have been converted from family homes into, at best, 'overcrowded' accommodation. Some tenants have 'social' issues which causes problems in the Community and adds pressure to existing services. Many HMO's have residents who move on after a short period and this constant changing further destabilises the community. Many residents are so concerned that they have put their properties up for sale. I, personally, have lived in this area for over 40 years and I have never seen so many properties being put on the market - this equally applies to other areas of the town centre.

This particular Application seems to be trying to maximise the number of 'units' with very limited facilities.

The Welsh Government Report of May 2015 - 'Houses in Multiple Occupation: Review and Evidence Gathering' - was commissioned to look at 'the effect HMO's can have on Communities'. New legislation introduced a new class (C4) for HMO's 'to help Planning Authorities to identify HMO's and consider the impact those dwellings have on a local area before deciding whether to approve the planning application'.

The success of this Appeal will lead to a loss in public confidence in the ability of the new legislation to control the spread of HMO's.

Please reject this Appeal.

Thank you for your time in considering my representations.

Steve Wilson - Councillor
Grosvenor Ward
Wrexham County Borough Council.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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